

**HOMEOWNERS AT LAUREL PARK
EC MINUTES, 5/1/2017**

Homeowners of Laurel Park Executive Committee	
Date/location:	
In Attendance:	Kris Severy, Tryna Hope, Wendy Kane, Kathy Murri, Elizabeth Nett, Thom Herman, Shivani Kleinerman and Mike Pancione
Next Meeting:	6/5/2017 at 6:15 pm

MINUTES:

1. NEW BUSINESS FROM HOMEOWNERS:

1) #72 (LPA) - Re: keeping Normal Hall open in the winter and financial stability of LPA):

Discussion held. LPA is focusing on strategic planning in order to keep LPA and the buildings it owns sustainable (Chapel, Tabernacle and 11 acres of woods). While it has a “nest egg” too much is being spent on yearly expenses. LPA also manages Normal Hall (per agreement with HALP about five years ago). LPA would like financial help for operating expenses of Normal Hall from HALP as well as a decision as to whether to keep it open year round for event rental (latter will be put on the agenda for the annual meeting. Decision regarding HALP financial assistance with Normal Hall tabled until next meeting). Kris S. will review paperwork regarding LPA.

2) #59 (Issues with an ash tree closer to #58 needing removal, trimming and/or treatment for woody Adelgrid):

Discussion held. Permission given to #59 to have trees shading her roof trimmed. Wendy will review information given to #59 by CL Frank re tree near #58 needing to come down. LP tree company will be asked to take a look and give their opinion. Kris and Wendy will also look at the trees.

3) #92 (noise complaints):

Owner states that he is making a CD and has tried to be careful about noise from music. Discussion held. States that he will work to try to “baffle” the sound and close windows, doors, etc.

4) #45 (Parking Lot - accumulation in front of house):

Update given to homeowner that HALP is thinking about paving the road this Spring and possibly paving a portion of the parking lot across the street (whole parking lot cannot be paved due to presence of septic systems. Efforts will be made to improve drainage. Kris and Wendy will be discussing with Mike P.

5) #44 (#60 is not mowing their 15 feet behind the house or to half way point between

cottages):

Discussion held. #44 for sale and owner wants it to show well to prospective buyers. Kris S. will send an email/letter to #60 to resolve the issue.

2. PROPERTY MANAGER’S REPORT, ETC:

*** Budget Report:**

Discussed. Reserves are solid.

*** Condo Fees in Arrears:**

Reviewed and discussed.

*** Infrastructure Update:**

Reviewed and discussed with much work planned for the Spring/Summer.

OTHER:

*** Toilet needs to be fixed in Normal Hall:** Mike P will follow up.

*** Banging screen on back of Normal Hall is bothering closest cottage**

homeowner: Mike will followup.

* **Broken spigots at front gate:** Fixed.

* **Kids Play Area - Wooden climbing structure for kids (can it be cleaned and/or re-stained):**

If stable, it can be pressure washed and stained. Mike will follow up.

Swings have been

repaired. VOTED to buy plastic wagon for kids.

* **List of Projects from Walk Around:**

List reviewed and discussed. Mike P will follow up.

* **Trees for trimming and/or removal (dead tree in front by the porch of**

#115 -

metal tag with #071 nailed into tree and a tree marked by red tape

and two large dead trees

at Tabernacle and a smaller tree between Tabernacle and #116 - red

tape on all):

Discussed and explained. Mike will follow up.

* **#82 (has an ailing dogwood tree that may have black limb disease**

which needs

looking at - can some of it be saved? Also, evergreen tree with dead

branches

that need removal. Owner will mark both trees with pink ribbon):

Mike will follow up.

* **#75 -(Being Demolished and New Cottage Built/ Plans):**

as it fits the

Discussed and vote taken with approval for plans for new house as long

footprint of the current house on the site. Kris will review the plan for footprint compliance

and any inappropriate cantilever (second level built out over first level).

* **#75 - (Tree with dangerous piece of metal protruding out = question**

of liability

if hit by one of trees during work on #75):

Discussed. It is an old light fixture and thought too high to be of concern.

* **Community Gardens (hook up of electricity possible? and Use of Weed Wacker):**

Discussion. Someone is running an electric cord through the woods to use the weed wacker.

This could present a safety hazard. Cord has been put away. People need to join the “Maker’s

Space” and put away equipment when they are finished using something.

Whether an electric

hook up is feasible or desirable at the community gardens was tabled for

further meeting.

- * **Improvement of LP Main Entry and Exits (Lighting and widening of entry and exit roadway as well as repair of front stone posts):**

Tabled until next meeting.

* **Paper dumpster (issues with filling up and not getting emptied enough; need bigger one**

or more emptying?): Tabled.

- * **Dumpsters: (?Pave around them):** Tabled.

- * **Springfield Lot (pooling water; pave?):** Tabled until next meeting.

- * **#100 (work and insurance binder needed):** Done.

3. COMMITTEE REPORTS:

- * **ORIENTATION:** New owners at #86 oriented by Tryna.

* **PROPERTY COMMITTEE CHAIR (Has spring clean up and leaf, etc pick up been scheduled? What is it? Can pile of leaves in back of #45 be**

closer to the road?): Pickup has just started. Pickup of leaves separated from sticks will be every Tuesday with a followup on Wednesdays by Mark, a Pancione employee.

Rainy weather can effect this schedule. Discussion also held re: a renter who has concerns re how grass is mowed by HALP at house he rents and he would like to mow himself. Discussed and referred to Mike P for follow up as there may liability issues and practicality issues.

4. APPROVAL OF EC MINUTES FROM LAST MEETING

AND

SCHEDULING OF NEXT EC MEETING: Minutes reviewed, corrections made and voted to accept. Next EC Meeting will be on 6/5/2017 at 6:15 pm.

6. OLD EC BUSINESS:

- * **Shed Guidelines (Review for whether to make any changes; removal**

of

shed at #105 which is scheduled for the Spring and request for replacement): Tabled.

* **Dining Hall floor (need to discuss quotes and make decision re: replacement):** Tabled.

* **Use of Dining Hall for Kids for Play Space (need update re: liability and**

discussion of policy): Insurance agent said covered for liability. Tabled for policy

discussion.
* **FHA and VA Certifications (update on status needed):** In process. Mike and Kathy M.

following up. A five-page questionnaire has to be filled out to be submitted with payment.

* **#94 (need update on legal/process status re: building outside of footprint):** Discussed/

ongoing. Kris and some EC members will meet with attorney.
* **Improving Play Area Near Dining Hall (update on status and**

liability re:

adding wood chips): Tabled.
* **Large Wooden Swing/Benches for Dining Hall Green Area:**

Discussed - will pursue.

* **#65 (bill for use of electricity to power sump pump, lights at Russ Baca's House/ \$200):**

Discussion. VOTED to approve payment to owner of #65.

* **Barn Painting:** VOTED to authorize Mike P. to move forward on the painting of the barns.

7. NEW EC BUSINESS:

* **Retirement of American Flag near Normal Hall and Possible Replacement:**

Mike will follow up on removal. Discussion on whether to replace is tabled for further discussion and possible action.

* **Dumping of Stuff at the Mail Boxes and the Dumpsters:** Discussed. Trash policy will be

reposted.
* **(Non-LP unknown male with dog seen stalking her, says female owner):**

Discussion held. Several LP residents know this male, who lives on Coles Meadow Road, and

state he is not known to be dangerous. Elizabeth N, knows the man and will speak to concerned

homeowner as well as the man.

* **(Loud Music at #92 an issue again):**

Kris S. spoke with the owner (who also appeared at today's meeting).
Owner plans on reinforcing
insulation of house as well as not playing instruments during LP quiet hours.
* **#45 (Man seen in hoodie seen standing in middle of road by mail boxes
and urinating
in direction of mail boxes):** Discussed. If owner of #45 or anyone else
sees this person again and
he is engaged in the reported activity or any other that is inappropriate,
CALL THE POLICE and
let EC know.

8. EXECUTIVE SESSION(S):

EC went into and out of Executive Session one time.

Questions?

These minutes are composed with brevity in mind. If you have questions regarding any of the issues set forth here, please email us at laurelparkec@gmail.com. Thank you!